

**CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION**
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



<p style="text-align: center;"><u>DATE STAMP FOR CITY USE ONLY</u></p> <p style="text-align: center; font-size: 1.2em;">Bainbridge Island</p> <p style="text-align: center; font-size: 1.2em;">JUN 25 2015</p> <p style="text-align: center; font-size: 0.8em;">Dept. of Planning & Community Development</p>	<p style="text-align: center;"><u>TO BE FILLED OUT BY APPLICANT</u></p> <p>PROJECT NAME: _____</p> <p>TAX ASSESSOR'S NUMBER: <u>042402-1-021-2005</u></p> <p>_____</p> <p>_____</p> <p>PROJECT STREET ADDRESS OR ACCESS STREET: <u>4552 Point White Dr. NE</u></p> <p>_____</p> <p style="text-align: center;"><u>FOR CITY USE ONLY</u></p> <p>FILE NUMBER: _____</p> <p>PROJECT NUMBER: _____</p> <p>DATE RECEIVED: _____</p> <p>APPLICATION FEE: _____</p> <p>TREASURER'S RECEIPT NUMBER: _____</p>
<p>SUBMITTAL REQUIREMENTS</p>	
APPLICATION	<p><i>One original (which must contain an original signature) and two copies must be provided. Whenever possible, originals must be signed in blue. Please identify the original document.</i></p>
SUPPORTING DOCUMENTS	<p><i>One original (which must contain an original signature), where applicable, and two copies (if an original is not applicable, three copies must be provided).</i></p>
MAPS	<p>Site-specific applications must include vicinity maps.</p>
SUBMITTING APPLICATIONS	<p>Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Agent Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3750 to make an appointment to submit your application.</p>
ATTACHED SUBMITTAL CHECKLIST	<p>Please refer to attached Submittal Fact Sheet for further information. NOTE: When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.</p>

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov
www.bainbridgewa.gov

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A. GENERAL INFORMATION

1. Name of property owner: Susan Thomas
Address: P.O. Box 132, Rollingbay, WA 98061
Phone: (206) 842-3517 Fax: _____
E-mail: Susan59thomas@gmail.com
Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

2. Authorized Agent/Project Contact: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

3. Does the amendment request concern a specific property (or properties)? ☒ YES ☐ NO

4. Does the request relate to a specific area of the island? ☒ YES ☐ NO (If yes, provide a description of the area or a map indicating the area.)

Lynwood Center area, 4552, Point White
Dr. NE, parcel 042402-1-021-2005

5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?

☒ YES ☐ NO If so, please describe:

Change property
designation from R-2, to NSE

6. If approved, would your Comprehensive Plan Amendment require a Rezone of your property?

☒ YES ☐ NO

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7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable.

*please see attached answers to
this page*

8. Provide proposed amendatory language.

9. Explain the reasons behind this amendment proposal.

B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the following criteria.

1. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment):

2. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:

3. The relationship of the proposed amendment to other City codes and regulations:

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Answers to questions A. 7,8,9 and B.1,2,3.

7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable.

NSC Land Use Element policies and Lynwood Center sub area plan.

8. Provide proposed amendatory language.

If this change is approved NSC 1.2 would need to be modified to include Tax parcel #042402-1-021-2005 as part of the designated Lynwood Center NSC zone.

9. Explain the reasons behind this amendment proposal.

I own two properties at Lynwood Center commonly known as the Bainbridge Island Lumberyard, Tax parcel #042402-1-019-2009, zoned NSC and Tax parcel, #042402-1-021-2005 also waterfront and bisected by Point White Dr., zoned R-2. Approximately 30% of the commercial structure sits on both lots, shown in the attached photo and drawing. Since the early 1900's, the west parcel has been and is used as storage for lumber and other construction material in support of the businesses located in the building. In 1996, when the city rezoned this area, it was requested that this property be zoned NSC, as I consider it commercial. It is abutted on three sides by commercial property and would be appropriate for infill. This is the right opportunity to make the change from R-2 to NSC as proposed in the Comprehensive Plan.

B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposal amendment meets the following criteria.

1. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment):

Goal 2, page 7 " Establish areas of urban concentration where public facility and service capacities already exist, or are being developed and which are characterized by growth that will be served by a combination of existing and new growth facilities and service."

2. The proposed amendment is consistent with the goals and regulation of the Growth Management Act:

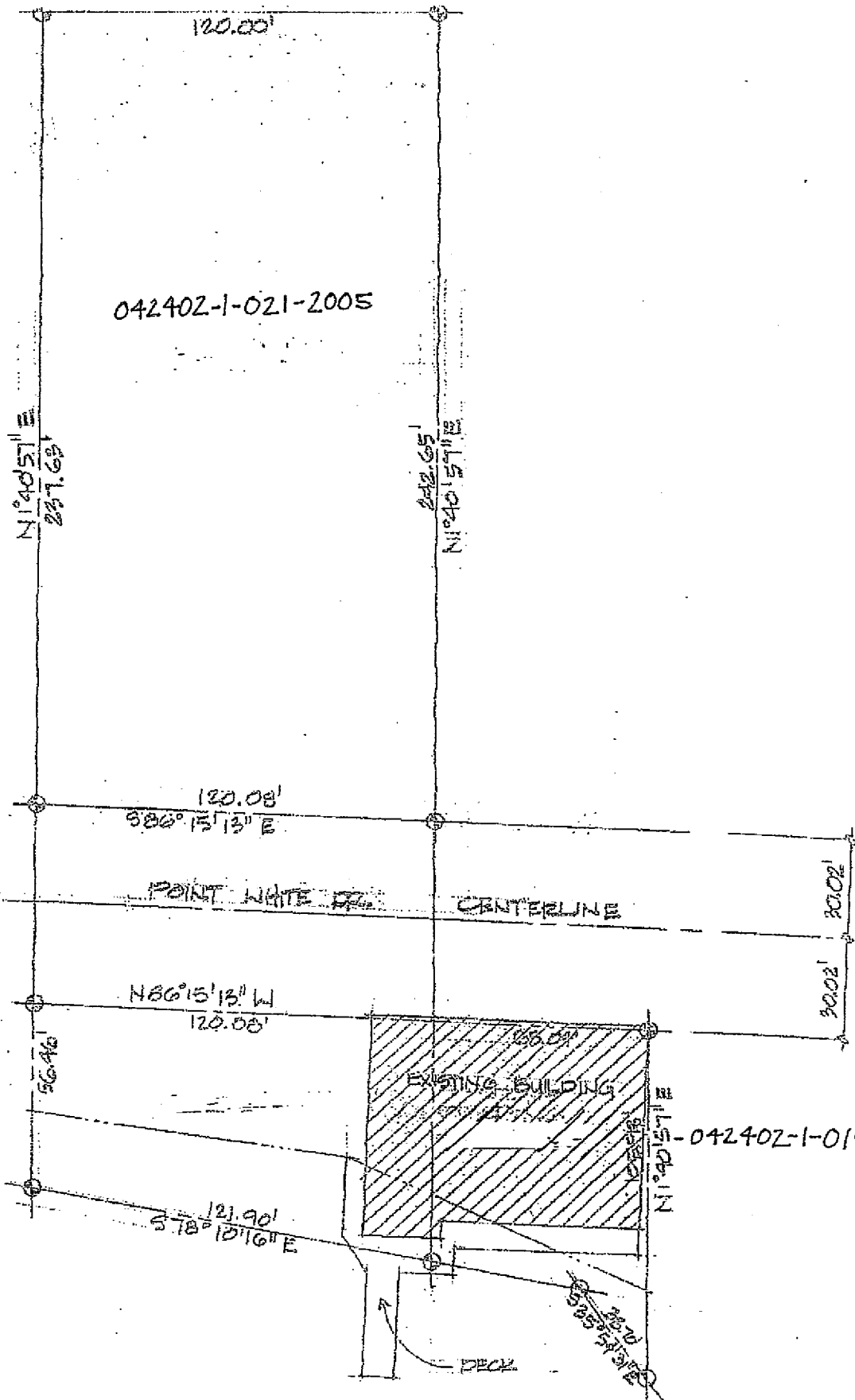
G2, FRW 2.1, page 7 "Winslow is the urban core of the Island, while existing NSC are

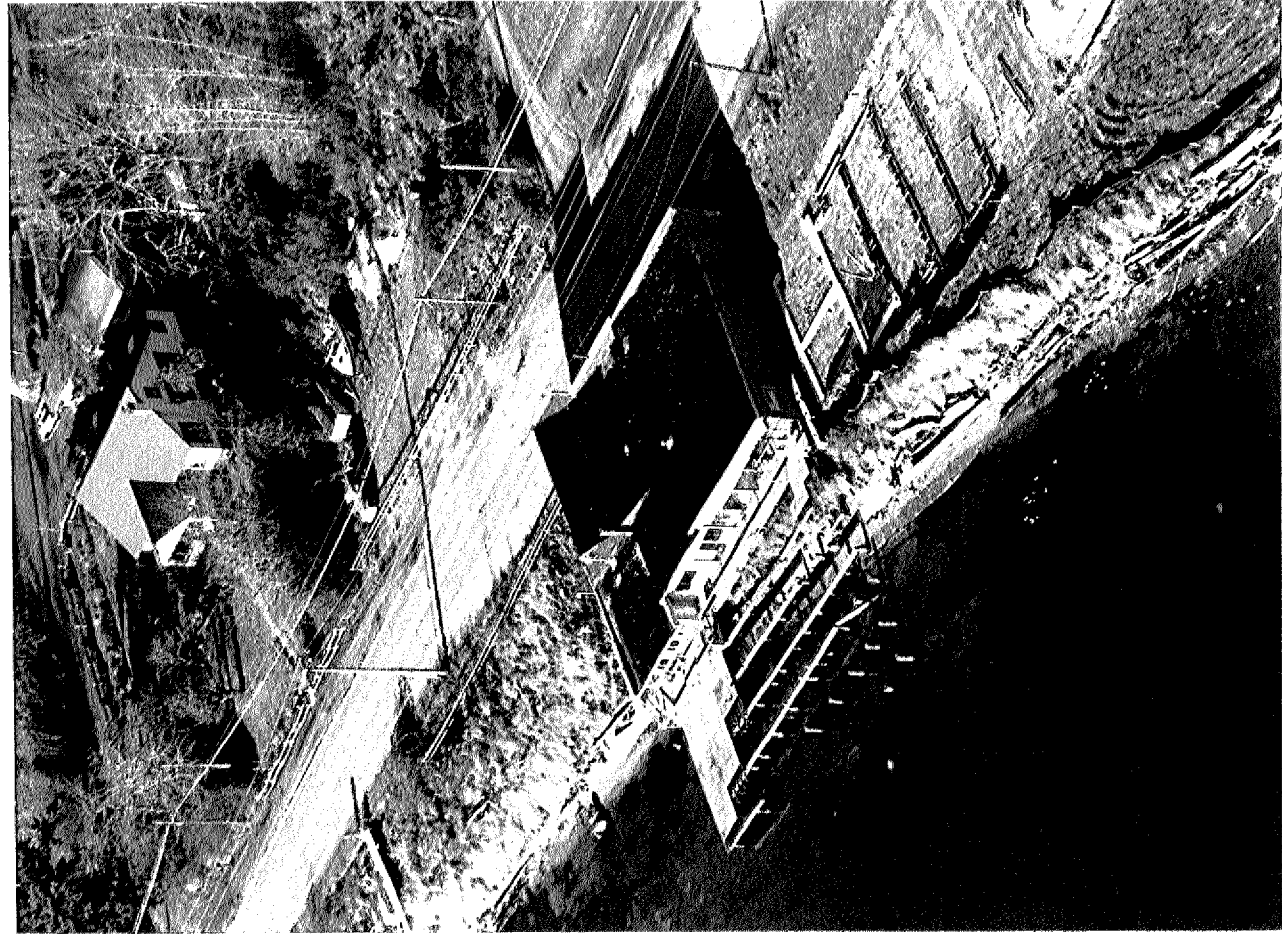
small-scale centers. In order to achieve the goals of the GMA this plan would :
Encourage development in area where public facilities and service exist or can be
provided in an efficient and effective manner.”

3. The relationship of the proposed amendment to other City codes and regulations:

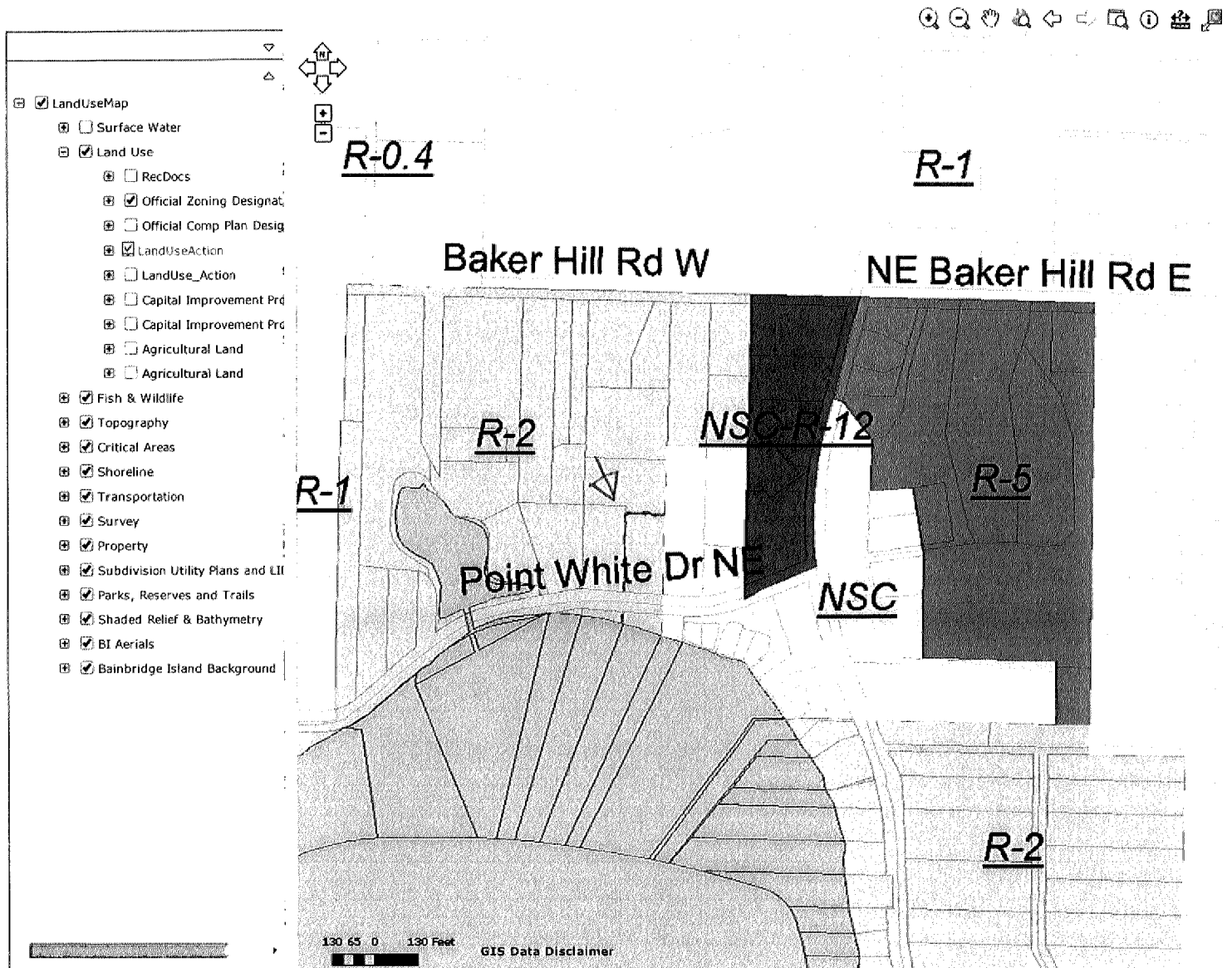
BIMC/18.06.050 NSC “The purpose of the NSC is to provide a mix of neighborhood
scale residential, commercial, and service activity that is compatible with the scale,
character, and intensity of the surrounding residential neighborhood.”

The approval of this amendment does precisely what the BIMC defines as the purpose
of the NSC.





1994



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I hereby certify that I have read this application and know the same to be true and correct.

Susan Thomas

*Signature of owner or authorized agent

6-25-2015

Date

Susan Thomas

Please print name

*Signature of owner or authorized agent

Date

Please print name

**If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized*

**FACT SHEET FOR SUBMITTING
AN AMENDMENT TO THE COMPREHENSIVE PLAN**

1. Who may propose an amendment?

Anyone may propose an amendment to the Comprehensive Plan using a Comprehensive Plan Amendment Request form obtained from the Department of Planning and Community Development. The City is also taking comment throughout the Comprehensive Plan Update process and at all public meetings on the Update process.

2. Are there different types of amendment requests?

Requests may be made to amend the land use map, or the text of the Comprehensive Plan. As defined in BIMC 2.16.190, amendments are designated as either “policy” or “map” amendments.

3. When must a proposed amendment be submitted to the City?

During the Comprehensive Plan Update process, Amendments requests will be accepted between May 1st and June 30th, 2015.

4. How is an amendment submitted?

A proposed amendment is submitted in writing to the Department of Planning and Community Development by submitting a Comprehensive Plan Amendment application. Please call 780-3750 to set up a submittal appointment

5. What will happen once the amendment is proposed?

The Planning Commission will then review all of the proposed amendments during the Element by Element Review during the Comprehensive Plan of 2015-2016, conduct a public hearing, and make a recommendation to the City Council.

The City Council will review the recommendation of the Planning Commission and staff and may hold a public hearing to receive public comments. The Council will then either adopt, modify, or deny the proposed amendment.

Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor's account number _____, located at _____, Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to _____

to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply):

- ☐ preapplication conference
- ☐ planning permits
- ☐ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) _____.

Owner of record

Date

Owner of record

Date

STATE OF WASHINGTON)
) ss.
COUNTY OF KITSAP)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared:

_____ to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.

Notary Public in and for the State of Washington

Residing at _____

My appointment expires: _____